



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE July 21, 2006 EFFECTIVE DATE July 21, 2006	CONTACT/PHONE Holly Phipps / 781-1162	APPLICANT Lorie Twissleman	FILE NO. DRC2005-00163
SUBJECT A request by Lorie Twissleman for a Minor Use Permit to allow for the conversion of the interior of Building E from all offices spaces to office spaces and cafe. The proposed project is within the Official Professional land use category and is located the south end of Posada Lane approximately 450 feet south of Las Tablas Road in the community of Templeton, Salinas River Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2005-00163 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption (ED05-377) was issued on March 16, 2006.			
LAND USE CATEGORY Office and Professional	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-360-020	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Templeton Community Design Plan <i>Does the project meet applicable Planning Area Standards: Not applicable</i>			
LAND USE ORDINANCE STANDARDS: Section 22.18.050 <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on July 21, 2006, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Office buildings in different degrees of construction phase			
SURROUNDING LAND USE CATEGORIES AND USES: North: Office and Professional / Offices South: Residential Single-family / Residences East: Office and Professional / Offices West: Office and Professional / Offices			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Building Division, Templeton CSD, Templeton Fire Department, City of Paso Robles, Templeton Community Advisory Committee			
TOPOGRAPHY: Nearly level		VEGETATION: Grasses	
PROPOSED SERVICES: Water supply: TCSD Sewage Disposal: TCSD Fire Protection: TCSD		ACCEPTANCE DATE: March 16, 2006	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

DISCUSSION

PROJECT HISTORY: The previous Development Plan D010091D authorized construction of approximately 16,000 square feet of office and professional space to be located in six separate buildings on the site.

The current Minor Use Permit, DRC2005-00163 encompasses the west wing of Building E (one of the original six buildings). The current application proposes to add a deli that will be shared with office space for Building E versus the original plan that would have had Building E containing all office space.

PLANNING AREA STANDARDS:

The original project was approved on June 13, 2002 meeting the requirements of the Templeton Community Design Plan. The Templeton Design Plan guidelines have been satisfied.

LAND USE ORDINANCE STANDARDS: Section 22.18.050 Parking and Loading Standards. The previous Development Plan (D010091D) had allotted 29 total parking spaces for Building E which includes the west wing and east wing. Half of that total would be 14.5 parking spaces that were allotted for the west wing of Building E.

Section 22.18.050 7. Requires 82 parking spaces, see summary of parking below.

Staff Comments: Parking requirements have been satisfied and no additional parking is required.

Summary of parking situation:

Building D separated by breezeways into three segments. Total floor area is 7500 SF. The prospective buyer wishes to enclose the breezeways, adding an additional 1040 SF of office space and 1000 SF of lobby space. The additional lobby space was not considered for parking determination. Total office area is 8540 SF. Parking requirements is 8540 SF/200 SF per parking space = 43 spaces (2 spaces were lost to provide access to the existing lot to the north).

Building E is separated by a breezeway into two segments. Total floor area is 5736 SF. The entire building will be used for medical offices. Parking requirement is 5736 SF/200 SF per parking space = 29 spaces.

Building F is a 3800 SF two story building, which will be utilized as general offices. Parking requirement is 3800 SF/400 SF per parking space = 10 spaces.

Total parking required = 43 + 29 + 10 = 82 spaces

Total parking provided = Parcel 3 (32 head in + 3 parallel) = 35 + Parcel 4, (51 head in + 4 parallel) = 55, **Total provided = 35 + 55 = 90 spaces.**

Conclusion: The total number of parking spaces required exceeds the minimum parking requirements. A reciprocal parking agreement will be drafted to allow the sharing of spaces between the two parcels both owned by Mr. Charley.

Staff has observed that the café is in close walking distances to the hospital and other professional offices and will internally capture many trips that would original have been made by vehicles thus decreasing the number of vehicle trips to the proposed site. Staff feels that the original development parking lot design and the number of parking spaces is sufficient.

COMMUNITY ADVISORY GROUP COMMENTS: Templeton Community Advisory Committee
– approved (7-0)

AGENCY REVIEW:

Public Works- Road fees due at building permit issuance will vary with proposed use.

Environmental Health – Intent to serve should be supplied prior to permit issuance.

Ag Commissioner-No comment

Building Division- No comment.

Templeton Fire Department – Fire safety letter dated March 14, 2006.

City of Paso Robles – No comment.

Templeton CSD – No comment.

LEGAL LOT STATUS:

The lots were legally created by recorded map.

Staff report prepared by Holly Phipps and reviewed by Kami Griffin.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because the project involves a minor interior alteration in the existing private structure resulting in no significant impacts. The project will convert the interior use from all office space to office space and deli. No environmental resources will be impacted by the proposed project. The use is an allowed use in the Office Professional land use designation. Therefore, it can be seen that there is no possibility that this project may have a significant effect on the environment.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the deli is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed project will not conflict with, the surrounding lands and uses. Per Section 22.06.030, Restaurants are a permitted use with a minor use permit. The proposed deli of 860 square feet will operate as a subordinate service facility within the Office Professional land use area and will be a complimentary use to the existing medical facilities within the area.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Posada Lane, a local road constructed to a level able to handle traffic associated with the proposed project. Staff concludes that the proposed project will internally capture many trips that would original have been made by vehicles thus decreasing the number of vehicle trips to the proposed site.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes:
 - a. The conversion of the interior of Building E (1560 square feet) from all offices spaces to office spaces and an 860 square foot café.
 - b. All development shall be consistent with the previously approved Development Plan D010091D.

Conditions required to be completed at the time of application for construction permits

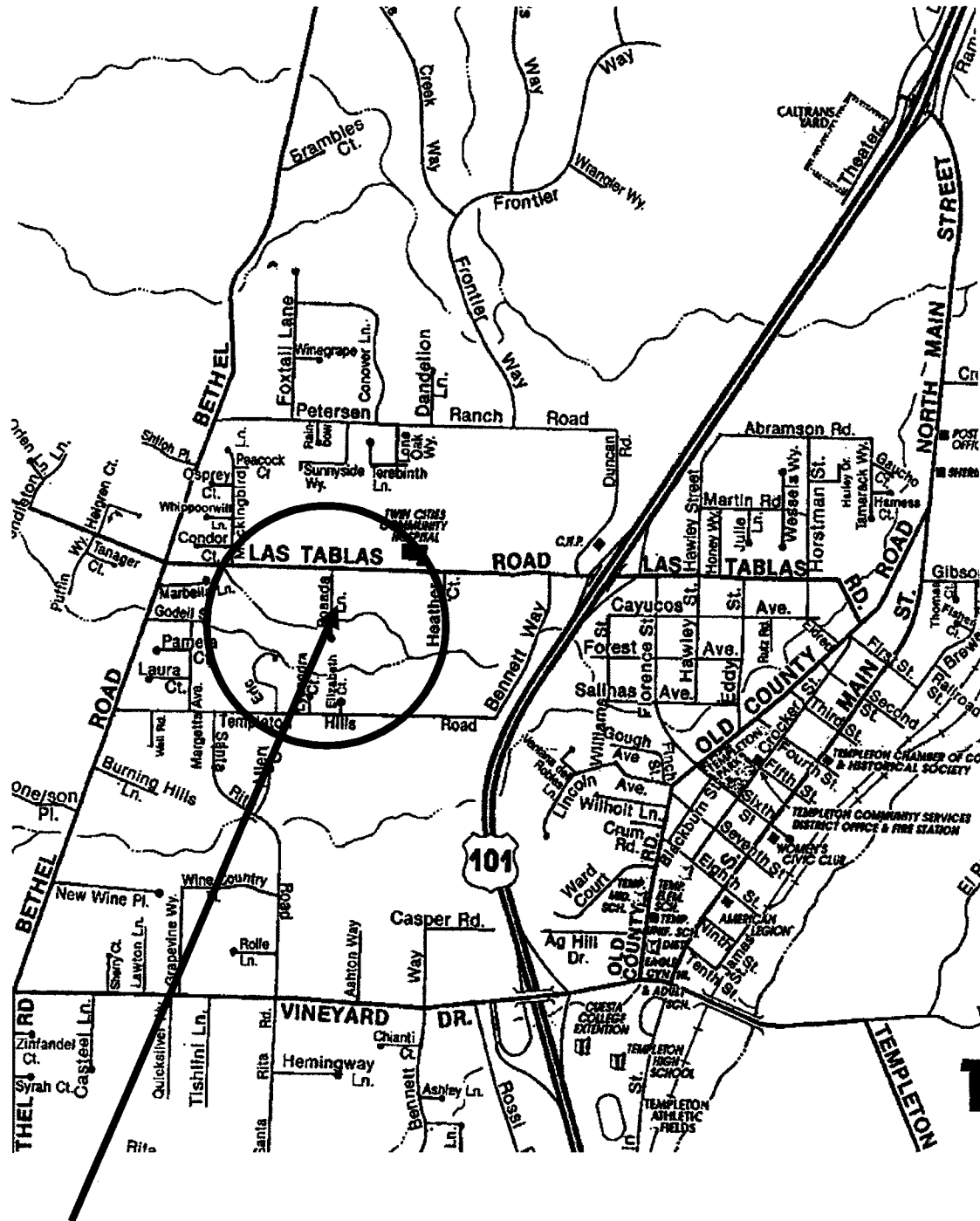
2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved floor plan.
3. At the time of application for construction permits, the applicant shall provide a letter from Templeton Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to occupancy or final building inspection / establishment of the use

4. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire Department of all required fire/life safety measures.
5. **Prior to occupancy or final inspection**, which ever occurs first, a reciprocal parking agreement in a form acceptable to County Counsel shall be recorded that will allow the sharing of parking spaces between the Parcel 3 and Parcel 4 of 50 PM 54.

On-going conditions of approval (valid for the life of the project)

6. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
7. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



SITE

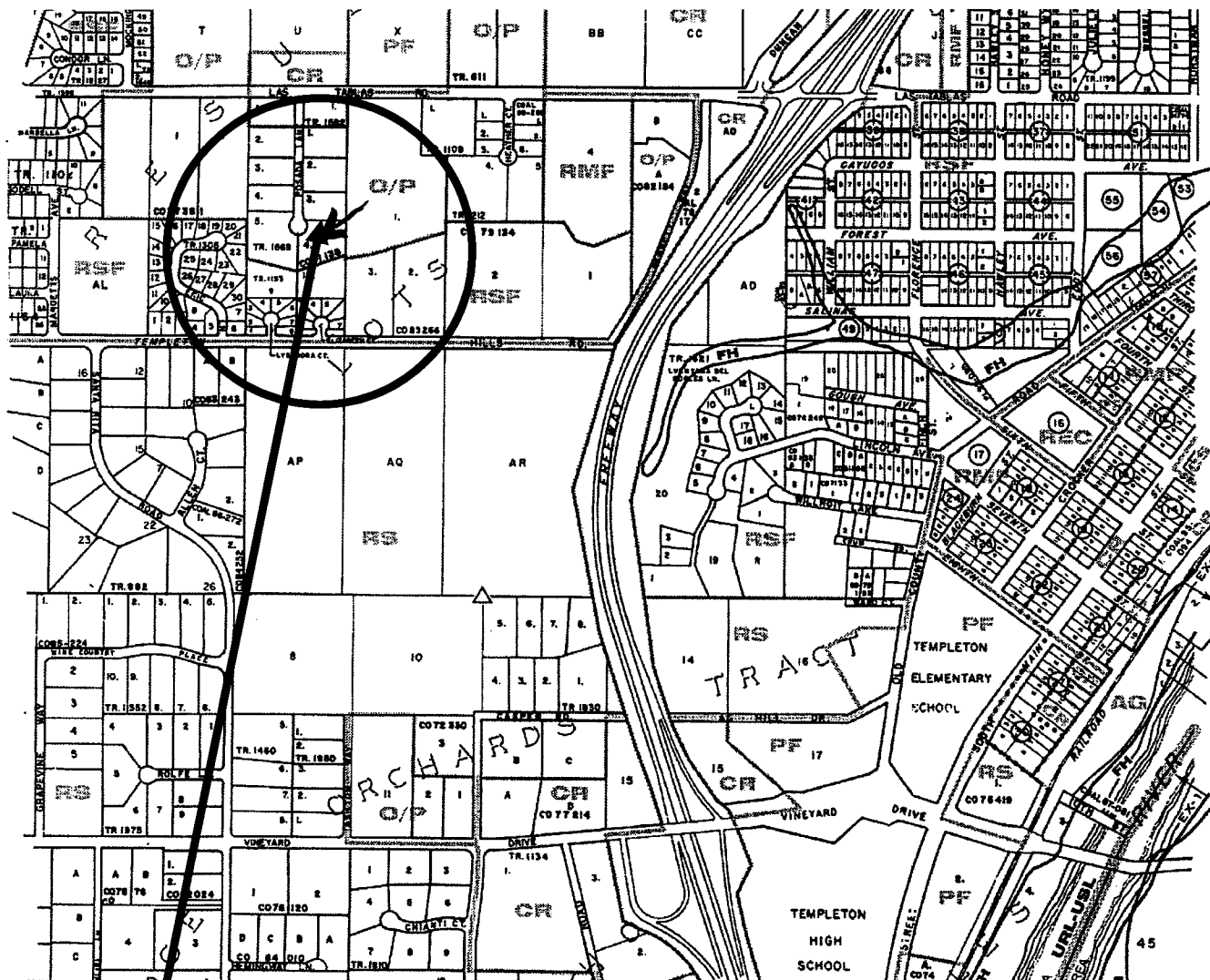
PROJECT

Minor Use Permit
Twisselman DRC2005-00163



EXHIBIT

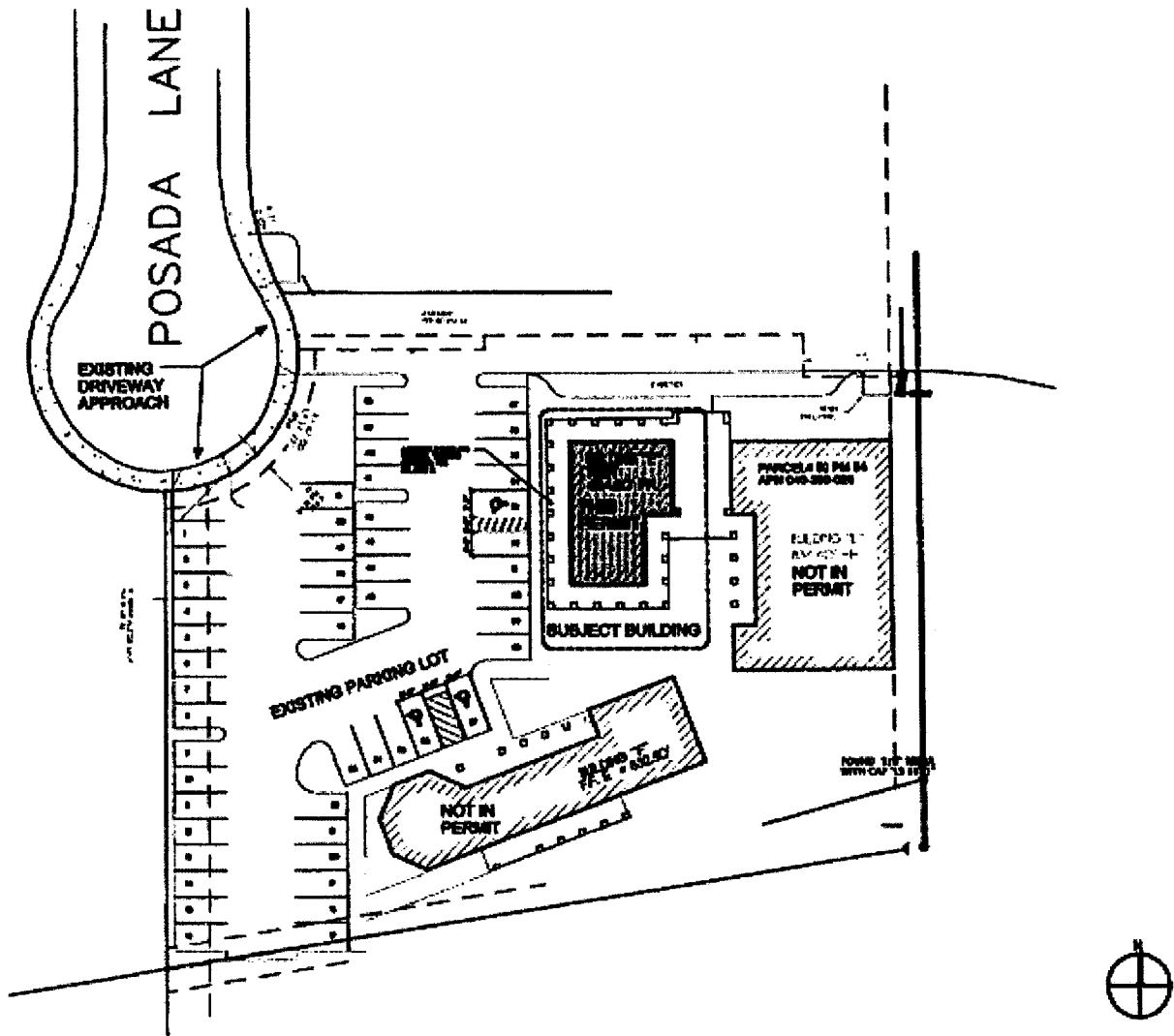
Vicinity



Minor Use Permit
Twisselman DRC2005-00163



Land Use Category



PROJECT

Minor Use Permit
Twisselman DRC2005-00163



EXHIBIT

Site Plan



IN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 3-2-06

TO: At

FROM: ☐ - South County Team

☒ - North County Team

☐ - Coastal Team

PROJECT DESCRIPTION: File Number: PRC 2005-00163 Applicant: Twisselman
MUP -> Use of 2 space: 1st as an office, 2nd
as a cafe. Located in Templeton. APN: 040-360-020

Return this letter with your comments attached no later than: 3-17-06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO COMMENT

3/7/06
Date

L. AUCHINACHIE
Name

781-5914
Phone

10

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDINGVICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3-2-06TO: IC&D - FireFROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal TeamPROJECT DESCRIPTION: File Number: DRC 2005-0063 Applicant: Twisselman
MUP → use of 2 space: 1st as an office, 2nd
as a cafe. Located in Templeton. APN: 040-360-020Return this letter with your comments attached no later than: 3-17-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO(Please go on to PART II.)
(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached letterDate 3-14-06Name Greg O'SullivanPhone 434-4911

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>



206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@templetoncsd.org

Greg O'Sullivan, Fire Chief

3-14-06

North County Planning Team
Department of Planning and Building
San Luis Obispo County
County Government Center
San Luis Obispo, CA 93408

THIS IS NOT A FIRE SAFETY PLAN

The Templeton Fire Department has received the project referral for a tenant improvement (DRC 2005-00163) to an existing structure currently under construction to be located on Posada Drive (APN 040-360-020). The Templeton Department will require the following

1. The tenant improvement is required to be equipped with fire safety sprinklers. The plans will be required to be approved by the Fire Department prior to installation. Plans for said fire sprinkler system and any required monitoring systems shall be reviewed, approved and stamped by a Fire Protection Engineer (FPE) prior to being submitted to the Department. NFPA 13 and Templeton Fire Department (TFD) standards will govern the design and installation.
2. The building will be required to have a KNOX box installed. Keys will be required to be provided which would allow access to the interior of all offices including other areas that may be locked, (i.e. exterior ladder).
3. Numbers/letters of the suite shall be installed so to be easily seen. Suite numbers/letters shall be posted in minimum 8" high numbers.
4. It is suggested that emergency exit lighting be provided. This can be incorporated on illuminated exit sign(s), so to better direct occupants to exits in an emergency.

Additional requirements may be imposed if/when tenant improvements plans are submitted and tenant is identified (i.e. exits, exit signage, fire extinguishers, smoke and/or heat detectors, hood extinguishing system). Any additional requirements would be pertinent to the projected occupancy of the building and shall be required of the final inspection when tenant improvements are completed, as well as any subsequent fire department inspections. It is the responsibility of the developer/contractor to relay this information to any and all tenants.

If you have any further questions, please do not hesitate to contact me at my office.

Respectfully,

Greg O'Sullivan
Fire Chief



10

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3-2-06

TO: Env. Health

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: PRC 2005-00163 Applicant: Twisselman
MUP → use of 2 space: 1st as an office, 2nd
as a cafe. Located in Templeton. APN: 040-360-020

Return this letter with your comments attached no later than: 3-17-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

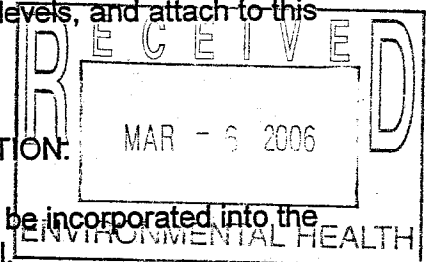
- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION:

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.



IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Apply standard checks for community water & sewer. An intent to
serve should be supplied prior to permit issuance

3/17/06
Date

Lauri Salo
Name

781-5551
Phone



10

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3-2-06

TO: Bldg.

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00163 Applicant: Twisselman
MUP → use of 2 space: 1st as an office, 2nd
as a cafe. Located in Templeton. APN: 040-360-020

Return this letter with your comments attached no later than: 3-17-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☒ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

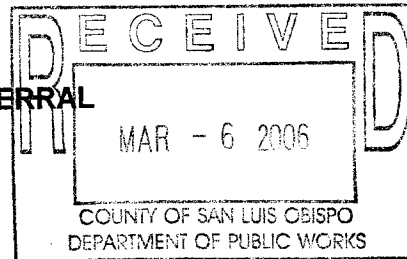
3/27/06. S. Hicks. 5709
Date Name Phone



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 3-2-06

From TO: PW
To FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00163 Applicant: Twisselman
MUP -> use of 2 space: 1st as an office, 2nd
as a cafe. Located in Templeton. APN: 040-360-020

Return this letter with your comments attached no later than: 3-17-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☒ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

- Good fees due at building permit issuance will vary with proposed use.
- Are the current number of parking spaces adequate for the additional demands (26 occupants, customer area)?

April 20, 2006
Date

Wendell Wilkes
Name

x5118
Phone



Holly

10

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3-2-06

TO: Karen Nall

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00163 Applicant: Twisselman
MUP → use of 2 space: 1st as an office, 2nd
as a cafe. Located in Templeton. APN: 040-360-020

Return this letter with your comments attached no later than: 3-17-06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

TAAG approved

5/18/06
Date

Karen Nall
Name

5606
Phone

Templeton Area Advisory Group

Architectural Review Committee (ARC)

Committee meeting on May 17 findings:

Twisselman: DRC 2005-00163 MUP / Office/Cafe

Community Vision: A Westside Cafe would serve the medical community and encourage utilization of the facility while decreasing daily car trips for those leaving for lunch. This is a needed business on the Westside, and an allowable use.

Biological resources: N/A

Drainage, Erosion & Sedimentation: N/A

Water resources: TCSD

Road/Trails: ARC believes this should slightly improve a serious traffic problem in this area, by offering food servicing within walking distance to the medical community.

Lighting: No lighting for this project should be altered or allowed.

Landscaping Plan: N/A

In summary TAAG's ARC recommends approval of this project as an improvement addition to the Westside, which should reduce daily car trips on the area roads.

TAAG Approved 7-0